



September 24, 2021

C 2760-1

Ms. Janet Vinc
New Castle County
Department of Land Use
87 Reads Way
New Castle, DE 19720

Dear Ms. Vinc:

**SUBJECT: COPPERLEAF AT BACKCREEK EAST
COPPERLEAF AT BACKCREEK WEST
EXPLORATORY SKETCH RESUBDIVISION PLAN SUBMISSION**

In accordance with the requirements of Section 40.31.112 of the Unified Development Code (UDC), we have enclosed the following plans and supplemental information for Exploratory Sketch Plan review. The items are numbered and addressed so as to verify compliance with the "Land Development Application Submission Requirements" listed in Appendix 1, Part 1.A. of the UDC.

The purpose of the proposed plans is to eliminate the Fox Hunter access at Ernest Drive as per the Record Plan approval process under Application No. 2016-0807(S).

1. A completed SLD-1 Form;
2. One (1) set of the Exploratory Plans;
3. One (1) set of the previously approved Record Plans;
4. One check for the required review fees in the amount of \$1,500.00 - (\$900.00 Planning + \$600.00 Engineering);

Plans meeting the above will be uploaded to ePlans upon assignment of task to our office.

If you have any questions or comments, or require additional information, please contact me at (302) 323-9377 ext. 121 or tedw@landmark-se.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted C. Williams", with a stylized flourish at the end.

Ted C. Williams, P.E., F.ACEC
President

NEW CASTLE COUNTY DEPARTMENT OF LAND USE

SLD-1 Form (Application for Plan Review)

<u>Level of Plan Submission</u>	<u>Plan Type</u>	<u>Date Rec'd.</u> _____
<input checked="" type="checkbox"/> Exploratory Sketch Plan	<input checked="" type="checkbox"/> Major Land Development	
<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Minor Land Development	
<input type="checkbox"/> Check Print	<input type="checkbox"/> Resubdivision	<u>App. No.</u> _____
<input type="checkbox"/> Record Plan	<input type="checkbox"/> Site	
<input type="checkbox"/> Revised Plan	<input type="checkbox"/> Utility	<u>Assigned Planner</u> _____
	<input type="checkbox"/> Parking	
<input type="checkbox"/> Engineering Section Submission Only	<input type="checkbox"/> Sanitary Sewer	
	<input type="checkbox"/> Grading / E&S / Stormwater	<u>Assigned Engineer</u> _____
	<input type="checkbox"/> Floodplain	
	<input type="checkbox"/> General Permit	

- 1) Name of Plan Copperleaf at Back Creek East – Copperleaf at Backcreek West
Former Plan Name or Alias Copperleaf at Back Creek East – Copperleaf at Backcreek West
Tax Parcel Number(s) 13-011.00-021 & 13-011.00.166
- 2) Name of Legal Property Owner(s) Clayton Farms Property, LLC
If legal owner is a business entity, name of responsible employee acting for the business. Phone #
Address 91 Sherman St. #6, Cambridge, MA 02140
- 3) Name of Applicant Beacon – Clayton, LLC 302-373-5957
If applicant is a business entity, name of responsible employee acting for the business. Phone #
Address 2500 Wrangler Hill Road, Suite 101, Bear, DE 19701
- 4) Firm or Person Responsible for the Preparation of the Plan (Engineer/Surveyor) :
Name and Title Ted C. Williams, P.E.
Firm Landmark Science & Engineering
Address 200 Continental Drive, Newark, DE 19713
Telephone 302-323-9377 ext 121
FAX 302-323-9461
Email tedw@landmark-se.com
- 5) Existing Zoning S-Suburban Proposed Zoning Changes (if applicable) _____
- 6) Also submitted are the following applicable fees as indicated: (See Appendix 2 for Details)

<u>Resubdivision</u>	<u>Exploratory Sketch Plan Submission</u>	<u>Record Plan Submission</u>
<u>Record Plan</u>	<input checked="" type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee <u>900.00</u> Amount of Check \$ _____	<input type="checkbox"/> Planning Check Print Filing Fee Amount of Check \$ _____
	<input checked="" type="checkbox"/> Engineering Review and Processing Fee Amount of Check \$ <u>600.00</u>	<input type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee Amount of Check \$ _____
	<u>Preliminary Plan Submission</u>	<input type="checkbox"/> Engineering Review and Processing Fee Amount of Check \$ _____
	<input type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee Amount of Check \$ _____	<input type="checkbox"/> Recorder of Deeds Fee Amount of Check \$ _____
	<input type="checkbox"/> Engineering Review and Processing Fee Amount of Check \$ _____	<input type="checkbox"/> Delaware Document Account Fee Amount of Check \$ _____

7) Other Items: (See Appendix 1 for Details)

Previously recorded Record Plan

- 8) It is required that the applicant notify the Federal Aviation Administration on their Form 7460-1, available at the New Castle County Airport Manager's Office if proposed construction, or crane operation will exceed 200 feet above ground level, or will penetrate a slope of 100:1 outward and upward from the nearest point of the nearest runway for a distance of 20,000 feet. For construction, or crane operations in closer proximity to any other airport or heliport in New Castle County, the obstruction/height criteria may vary. Clarification should be made by contacting the New Castle County Airport Manager's Office.

I certify that, to the best of my knowledge, all information listed above and all information and statements contained in any documents or plans submitted with this application are true, correct, and complete and the legal owner of the land agrees with the filing of this application. I understand that any person who falsifies any information on any application made with the Department shall be subject to criminal proceedings under Title 11 of the Delaware Code.

I certify that I will post an application notice for this Major/Minor Land Development Plan according to New Castle County Code Chapter 40 (UDC) §31.320(F)(2) within 10 days of submission of this completed SLD application.

MANDATORY
PLAN SUBMISSION DATA

☒ Residential ☐ Non-Residential

Site Acreage 203.859 +/-

Disturbed Acreage: 175.0 +/-

Number of Lots: 153

Estimated
Number of Pumps: N/A

Estimated
Sanitary Sewer Flow: N/A
(GPD)

Non-Residential
Proposed GFA: N/A
(If Applicable)

Building Footprint: _____
(if Applicable)

Acreage Paved: 18.66 +/-

Acreage Open: 102.84 +/-

Sewer: On-Site

Water: Artesian Water-public

Residential:

Acreage Open Space: 102.84 +/-

Acreage Lots: 84.189 +/-

Acreage ROW: 16.83 +/-

Signature of Legal Property Owner

Thomas F. Harrison 9.21.21
Date

THOMAS F. HARRISON/CLAYTON FARMS PROPERTY LLC
(Print Legal Owner Name)

Signature of Applicant

Robert L. Sipple Jr 9/21/21
Date

Robert L. Sipple Jr Beacon Clayton LLC
(Print Applicant Name)

Signature and Seal of Engineer/Surveyor

W.C. Williams 9/22/2021
Date

W.C. Williams
(Print Engineer/Surveyor Name)

S Robert L Sipple Jr
Kelly A Sipple
8 William Beaser Dr
Garnet Valley, PA 19060



1041

3-50/310 9225

9/22/21

Date

Pay to the
Order of

New Castle County
Fifteen Hundred

\$ 1,500

Dollars



Photo
Safe
Deposit®
Details on back

WELLS
FARGO

Wells Fargo Bank, N.A.
Pennsylvania
wellsfargo.com

For

Copperhead Exp. Plan fee

[Signature]

MP

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Harland Clarke

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